THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315555

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ (20) W. Williamson

The actual consideration or value, whichever is greater, for this transfer is: $347,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2018.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 97771 DEEDWARR
05/29/2018 03:42:50 PM 2 pgs
Fees: $13.00 Taxes: $1,283.90

20180529-0051168

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Tyler Emerson and Tiffany Nicole Schoen Emerson 4213 Blackwater Drive Nashville TN 37221	Triumph Bank 5699 Poplar Avenue Memphis, TN 38119	Tax Parcel ID No. 141-06-0C-130.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bong Hwan Sung and Eunyoung Choi, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brandon Tyler Emerson and Tiffany Nicole Schoen Emerson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Plat at Instrument No. 20090205-0009854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bong Hwan Sung and Eunyoung Choi, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20100427-0031922 Register's Office for Davidson County, Tennessee, dated April 23, 2010 and recorded on April 27, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 141-06-0C-130.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20090205-0009854, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396,

Supplemental Declaration of record in Instrument No. 20090317-0023975, said Register's Office.

ByLaws of Riverbridge Homeowners Association of record in Instrument No. 20030218-0020999, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

Agreement for Dedication of Easement for Public Utilities of record in Instrument No. 20080905-0091117, and in Book 7601, page 415, said Register's Office.

This is improved property located at 4213 Blackwater Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2018.

Bong Hwan Sung

Eunyoung Choi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bong Hwan Sung and Eunyoung Choi, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2018.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
OCTOBER 10, 2018